

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In Re:	Case No.:	22-16619
Sean Lewis	Chapter:	13
	Judge:	PAPALIA

NOTICE OF PROPOSED PRIVATE SALE

Sean Lewis, the Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk, United States Bankruptcy Court
M. L. King Jr. Federal Building
50 Walnut Street, 3rd Floor
Newark, NJ 07102

If an objection is filed, a hearing will be held before the Honorable Vicnent F. Papalia on December 15, 2022 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3-B, 50 Walnut Street, Newark, NJ 07102. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: Condo located at 111 Mallory Avenue, Apt 7 A
Jersey City, NJ 07304

Proposed Purchaser: Shawn Mahmood

Sale price: \$120,000.00

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Pinnacle Real Estate Group & dalia Noeman
Amount to be paid: \$3,100.00 to Pinnacle Real Estate Group & \$2,900.00 Dalia Noeman
Services rendered: Real estate broker's comissions - - 5%

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Nicholas Fitzgerald, Esq.
Address: 649 Newark Avenue, Jersey City, NJ 07306
Telephone No.: (201) 533-1100 Email: nickfitz.law@gmail.com

rev. 8/1/15

In re:
Sean Lewis
Debtor

Case No. 22-16619-VFP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Nov 21, 2022

User: admin
Form ID: pdf905

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Total Noticed: 33

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 23, 2022:

Recip ID	Recipient Name and Address
db	+ Sean Lewis, 160 Virginia Avenue, 2nd Floor, Jersey City, NJ 07304-1419
r	+ Davieler Turner, Pinnacle Real Estate Group, 401 Westside Avenue, Jersey City, NJ 07305-4954
519687282	+ Accu Reference Med Labs, 1901 E. Linden Avenue, Suite 4, Linden, NJ 07036-1195
519687284	+ Attorney General United States Department of, Ben Franklin Station, PO Box 683, Washington, DC 20044-0683
519687293	+ Liberty Savings FCU, 666 Newark Avenue, Jersey City, NJ 07306-2398
519687295	+ McKinley Court Condo Association, 111 Mallory Avenue, Jersey City, NJ 07304-1036
519687297	+ Real Time Resolutions, PO Box 840923, Dallas, TX 75284-0923
519687301	+ State of New Jersey, PO Box 245, Trenton, NJ 08695-0245
519687302	+ State of New Jersey, PO Box 445, Trenton, NJ 08603-0445
519687304	+ US Bank Nat Assoc/Banc of America/Midfiirst /, KML Law Group, 701 Market Street, Philadelphia, PA 19106-1538
519687305	+ US Bank Nat. Assoc/Banc of America, 999 Northwest Grand Boulevard, Oklahoma City, OK 73118-6051

TOTAL: 11

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Nov 21 2022 20:37:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Nov 21 2022 20:37:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519687283	+ Email/PDF: bncnotices@becket-lee.com	Nov 21 2022 20:44:23	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern, PA 19355-0701
519687285	+ Email/Text: bankruptcy@cavps.com	Nov 21 2022 20:37:00	Calvalry SPV I LLC, 500 Summit Lake Drive, Ste 400, Valhalla, NY 10595-2321
519687286	+ Email/Text: bncmail@w-legal.com	Nov 21 2022 20:37:00	Care Point Health Physicians GHSA, C/O WEINSTEIN & RILEY, PS, 2001 WESTERN AVENUE, STE 400, Seattle, WA 98121-3132
519750015	+ Email/Text: bncmail@w-legal.com	Nov 21 2022 20:37:00	CarePoint Health - Physican GSHA, C/O WEINSTEIN & RILEY, PS, 2001 WESTERN AVE., STE 400, SEATTLE, WA 98121-3132
519689720	+ Email/Text: bankruptcy@cavps.com	Nov 21 2022 20:37:00	Cavalry SPV I, LLC, PO Box 4252, Greenwich, CT 06831-0405
519750262	Email/Text: BKSPSElectronicCourtNotifications@spservicing.com	Nov 21 2022 20:37:00	Deutsche Bank National Trust Company, at. el, c/o Select Portfolio Servicing, Inc., P.O. Box 65250, Salt Lake City UT 84165-0250
519687287	+ Email/Text: EBN@edfinancial.com	Nov 21 2022 20:36:00	Edfin/Esa, 120 N Seven Oaks Dr, Knoxville, TN 37922-2359
519708665	+ Email/Text: EBN@edfinancial.com	Nov 21 2022 20:36:00	Edfinancial on behalf of US Dept. of Education, 120 N Seven Oaks Drive, Knoxville, TN

District/off: 0312-2

User: admin

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519687290	Email/Text: sbse.cio.bnc.mail@irs.gov	Nov 21 2022 20:36:00	37922-2359 IRS, Centralized Insolvency Operation, PO Box 21126, Philadelphia, PA 19114
519687291	+ Email/Text: BKRMailOPS@weltman.com	Nov 21 2022 20:37:00	Jared, 375 Ghent Road, Akron, OH 44333-4601
519687292	^ MEBN	Nov 21 2022 20:34:01	KML Law Group, 701 Market St #5000, Philadelphia, PA 19106-1541
519687300	Email/Text: clientsupport@lead.bank	Nov 21 2022 20:36:00	Self Financial/Lead Ba, 1801 Main St, Kansas City, MO 64108
519687294	+ Email/PDF: resurgentbknofications@resurgent.com	Nov 21 2022 20:44:33	LVNV Funding, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
519687296	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	Nov 21 2022 20:44:29	Midland Mortgage, PO Box 268888, Oklahoma City, OK 73126-8888
519744029	Email/Text: bnc-quantum@quantum3group.com	Nov 21 2022 20:37:00	Quantum3 Group LLC as agent for, Velocity Investments LLC, PO Box 788, Kirkland, WA 98083-0788
519687298	+ Email/Text: bkdepartment@rtresolutions.com	Nov 21 2022 20:37:00	Real Time Resolutions, 1349 Empire Central Drive, Suite #150, Dallas, TX 75247-4029
519699278	Email/Text: bkdepartment@rtresolutions.com	Nov 21 2022 20:37:00	Real Time Resolutions, Inc., 1349 Empire Central Drive, Suite #150, Dallas, Texas 75247-4029
519687299	+ Email/Text: BKSPSElectronicCourtNotifications@spservicing.com	Nov 21 2022 20:37:00	Select Portfolio Servicing, PO Box 65450, Salt Lake City, UT 84165-0450
519687303	+ Email/PDF: ebn_ais@aisinfo.com	Nov 21 2022 20:44:38	T-Mobile USA, by American InfoSource as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519750253	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	Nov 21 2022 20:44:23	U.S. Bank National Association at. el, c/o MidFirst Bank, 999 NorthWest Grand Boulevard, Oklahoma City, OK 73118-6051

TOTAL: 22

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519727036	*	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
519687289	*P++	INTERNAL REVENUE SERVICE, CENTRALIZED INSOLVENCY OPERATIONS, PO BOX 7346, PHILADELPHIA PA 19101-7346, address filed with court; Internal Revenue Service, District Counsel, One Newark Center, Suite 1500, Newark, NJ 07102
519687288	*+	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
519709062	*	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587

TOTAL: 0 Undeliverable, 4 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 23, 2022

Signature: /s/Gustava Winters

District/off: 0312-2

User: admin

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CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 18, 2022 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor Deutsche Bank National Trust Company as Trustee, on behalf of the holders of the Impac Secured Assets Corp., Mortgage Pass-Through Certificates Series 2006-5 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor MidFirst Bank dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Marie-Ann Greenberg	magecf@magtrustee.com
Nicholas Fitzgerald	on behalf of Debtor Sean Lewis fitz2law@gmail.com
Steven Eisenberg	on behalf of Creditor Real Time Resolutions Inc., as agent for Bank of America, N.A. bkecf@sterneisenberg.com, jmcnally@sterneisenberg.com;skelly@sterneisenberg.com;bkecf@sterneisenberg.com
Steven P. Kelly	on behalf of Creditor Real Time Resolutions Inc., as agent for Bank of America, N.A. skelly@sterneisenberg.com, bkecf@sterneisenberg.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7